

BEFORE THE BOARD OF ZONING ADJUSTMENT, D.C.

PUBLIC HEARING - February 18, 1970

Appeal No. 10318 Walter Bell Corporation, et al, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of February 24, 1970.

EFFECTIVE DATE OF ORDER - June 22, 1970

ORDERED:

That the appeal for permission to establish and continue parking lot for five (5) years at 1309-11 P Street, N.W., and 1500 Kingman Place, N.W., lots 89, 800 and 801, Square 241, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-5-B District.
2. The present parking lot was established in Appeal No. 6923 and continued in BZA Appeal No. 8067.
3. Appellants propose to establish this parking lot and use it in conjunction with existing parking on adjacent lots.
4. The Department of Highways & Traffic offers no objection to the granting of this appeal, however, offered the following comments:
 - a. The amended layout does provide better access and circulation than the current layout.
 - b. Public access should be required at all times through the 14-foot driveway running into Kingman Place, however, the access should be one way eastbound.
 - c. Traffic should be two way in that portion of the north-south alley adjacent to the proposed parking lot.
5. Opposition was registered to the granting of this appeal at the public hearing.

OPINION:

We are of the opinion that the establishment and continuance of this parking lot will not create any dangerous or otherwise objectionable traffic conditions, that the present character and future development of the neighborhood will not be adversely affected, and that the lot is reasonably necessary and convenient to other uses in the vicinity. However, the certificate of occupancy shall not issue until the conditions hereafter set forth in this Order are complied with.

This Order is subject to the following conditions:

- a. Permit shall issue for a period of 1 year, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- b. The appeal is granted in accordance with recommendation of Highways & Traffic and in accordance with BZA Exhibit No. 33.
- c. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- d. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- e. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- f. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- g. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- h. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.
- i. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:



PATRIC K E KELLY
Secretary to the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER WITH THE DIRECTOR OF INSPECTIONS.